

SNAPSHOT of HOME Program Performance--As of 12/31/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Salinas

State: CA

PJ's Total HOME Allocation Received: \$14,696,288

PJ's Size Grouping*: C

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
				PJs in State: 92			
Program Progress:							
% of Funds Committed	94.23 %	90.22 %	12	90.66 %	80		81
% of Funds Disbursed	84.44 %	80.19 %	28	81.06 %	54		57
Leveraging Ratio for Rental Activities	1.66	5.73	65	4.62	31		25
% of Completed Rental Disbursements to All Rental Commitments***	32.95 %	72.76 %	79	81.27 %	4		4
% of Completed CHDO Disbursements to All CHDO Reservations***	55.51 %	60.11 %	52	68.23 %	26		24
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	75.15 %	78.04 %	59	79.86 %	28		27
% of 0-30% AMI Renters to All Renters***	42.42 %	41.03 %	40	44.82 %	43		44
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	79.39 %	92.04 %	80	94.65 %	7		6
Overall Ranking:			In State: 75 / 92	Nationally:	14		10
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$19,450	\$32,339		\$25,419	165	Units	39.30 %
Homebuyer Unit	\$24,591	\$19,480		\$14,530	188	Units	44.80 %
Homeowner-Rehab Unit	\$33,210	\$26,371		\$20,251	67	Units	16.00 %
TBRA Unit	\$0	\$2,782		\$3,156	0	Units	0.00 %

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (201 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Salinas CA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$46,636	\$125,540	\$33,210
State:*	\$125,042	\$108,908	\$27,200
National:**	\$89,640	\$72,481	\$22,984

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.12

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	31.3	5.3	29.9	0.0
Black/African American:	4.6	0.5	0.0	0.0
Asian:	3.1	0.0	4.5	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	1.5	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.0	0.0	0.0
Asian/Pacific Islander:	0.0	2.1	14.9	0.0

ETHNICITY:

Hispanic	59.5	92.0	50.7	0.0
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HOUSEHOLD SIZE:

1 Person:	71.0	2.1	31.3	0.0
2 Persons:	2.3	5.3	19.4	0.0
3 Persons:	5.3	20.2	9.0	0.0
4 Persons:	10.7	21.3	13.4	0.0
5 Persons:	4.6	29.8	10.4	0.0
6 Persons:	3.8	14.4	11.9	0.0
7 Persons:	1.5	3.7	1.5	0.0
8 or more Persons:	0.8	3.2	3.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	28.2	3.7	19.4	0.0
Elderly:	22.9	0.0	44.8	0.0
Related/Single Parent:	1.5	17.6	9.0	0.0
Related/Two Parent:	17.6	76.6	23.9	0.0
Other:	29.8	2.1	3.0	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	6.9	0.0 [#]
HOME TBRA:	0.0	
Other:	17.6	
No Assistance:	75.6	

of Section 504 Compliant Units / Completed Units Since 2001 33

* The State average includes all local and the State PJs within that state

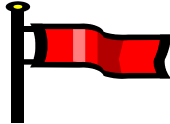
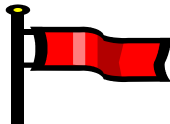
** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Salinas State: CA Group Rank: 14
(Percentile)
State Rank: 75 / 92 PJs Overall Rank: 10
(Percentile)
Summary: 2 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.60%	32.95	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.54%	55.51	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	75.15	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.20%	79.39	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.500	2.21	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

Page 3

